




*May 2014*



## **Superfund Sites Work for Communities:**

*A Look at the Positive Impacts of Superfund  
Redevelopment in EPA Region 5*





MacGillis & Gibbs / Bell Lumber & Pole Company  
site and surrounding area (Minnesota)

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## Preface

*Every day, EPA's Superfund program makes a visible difference in communities nationwide. The revitalization of communities affected by contaminated lands is a key part of Superfund's mission, delivering significant benefits one community at a time, all across the country. Through EPA's Superfund Redevelopment Initiative, the Agency contributes to the economic vitality of these communities by supporting the return of sites to productive use. These regional reports highlight these community-led efforts in action, as EPA launches a new era of partnerships and works toward a sustainable future.*

## Introduction

The Midwestern states that make up EPA Region 5 – Illinois, Indiana, Michigan, Minnesota, Ohio and Wisconsin – have been challenged by major changes to the manufacturing sector since the 1950s. Spurred by globalization, advances in technology and a transition to a service-based economy, these changes have contributed to massive job loss and substantial neighborhood and downtown decline in industrial communities in the region. While continuing to emphasize manufacturing as an economic cornerstone and a source of jobs, state and local leaders across the Midwest are helping workers adjust to these large-scale economic changes and at the same time are instituting quality of life improvements to encourage workers and their families to stay in the Midwest. Much of this work centers on investing in workforce development, retaining existing businesses, encouraging new business development, and repurposing old industrial land, including Superfund sites. The Superfund program in EPA Region 5 is proud to play a role in these efforts.



The cleanup and reuse of Superfund sites can often restore value to site properties and surrounding communities that have been negatively affected by contamination. Site reuse can revitalize a local economy with jobs, new businesses, tax revenues and local spending. Reuse of Superfund sites can yield a number of other important social and environmental benefits for communities. Through programs like the Superfund Redevelopment Initiative (SRI), EPA Region 5 helps communities reclaim cleaned up Superfund sites. Factoring in future use of Superfund sites as part of the cleanup process helps pave the way for their safe reuse. In addition, EPA Region 5 works closely with state agencies and local officials to remove barriers that have kept many Superfund sites vacant and underused for decades. EPA Region 5 also works to ensure that businesses operating on properties cleaned up under the Superfund program can continue operating in a manner that protects both human health and the environment while site investigations and cleanup work continue. This enables these businesses to remain as a source of jobs for communities.

The results are impressive. Superfund sites across Region 5 have been transformed into top-tier industrial and commercial parks, retail centers, government offices, condominiums and single-family homes. Many sites continue to host industrial operations, including large-scale manufacturing facilities. Some are now locations for alternative energy projects. Others have been transformed into preserves, parks and recreational complexes. The on-site businesses and organizations on current and former Region 5 Superfund sites provide over 8,000 jobs and contribute an estimated \$483 million in annual employment income for Midwestern residents. Moreover, restored on-site properties in Region 5 generate about \$8 million in annual property tax revenues for local governments.

This report looks at the positive impacts of reuse and continued use of Superfund sites in Region 5, particularly the impacts of businesses operating on current and former Superfund sites and values and property taxes associated with Superfund sites that have been cleaned up and put back into use.



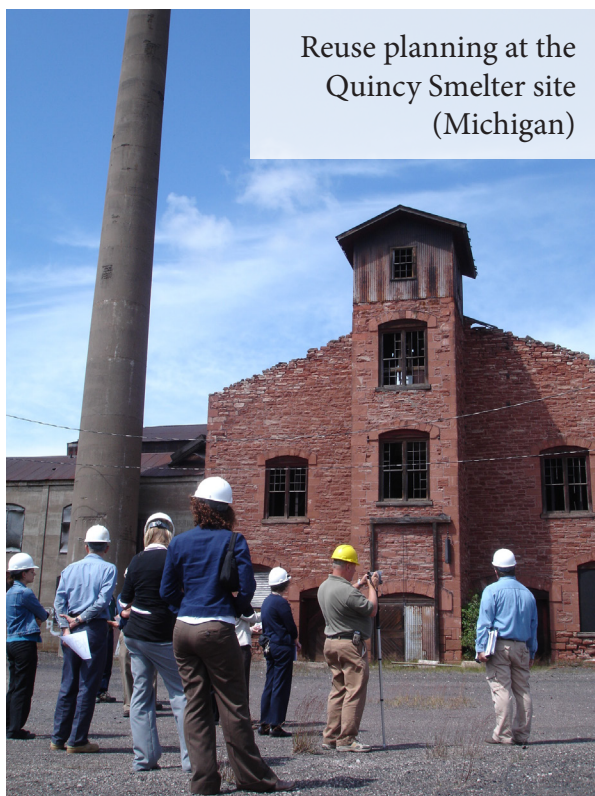
## Region 5's Support for Superfund Reuse

EPA Region 5 is committed to making noticeable differences in communities through the cleanup and reuse of Superfund sites. In addition to protecting the environment and human health through the Superfund program, EPA Region 5 has partnered with stakeholders to encourage reuse opportunities. EPA Region 5 helps communities and cleanup managers factor in reuse as part of site cleanup plans and evaluates remedies already in place to ensure appropriate reuse at cleaned up sites. In addition, EPA participates in partnerships with communities and encourages the use of programs and initiatives to help Superfund sites develop in more environmentally and economically sustainable ways.

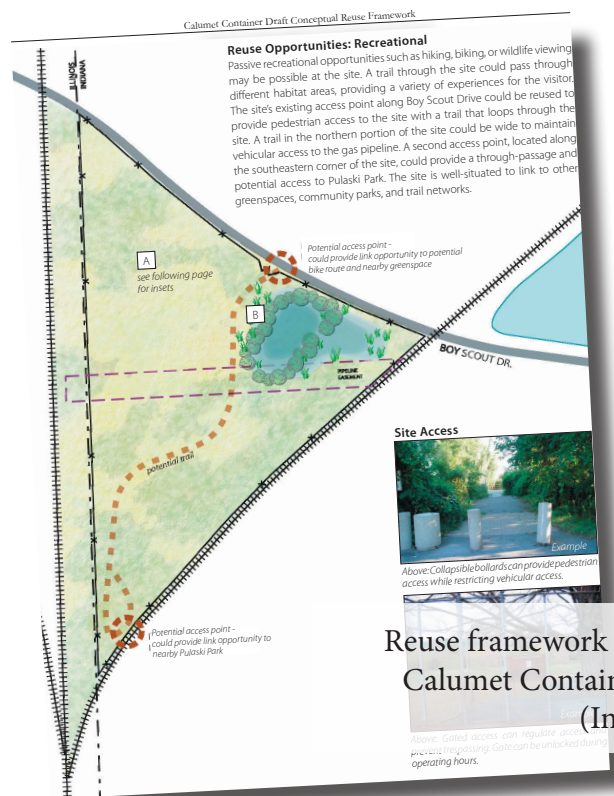
Specific reuse support efforts in EPA Region 5 include:

- Identifying and evaluating local land use priorities and opportunities to align these priorities with site cleanup plans through the reuse planning process.
- Facilitating cleanup and reuse discussions to help resolve key issues between parties interested in site redevelopment.
- Supporting targeted projects intended to help Region 5 communities and EPA find the right tools to move reuse forward at sites that remain unused.
- Making efforts to help address communities' and developers' liability, safety and reuse concerns related to Superfund site reuse through development of educational materials, comfort letters, developer agreements and environmental status reports that provide information about the appropriate use of a site, known as Ready for Reuse (RfR) Determinations.
- Supporting partnerships with groups committed to putting Superfund sites back into use, such as the Academy of Model Aeronautics, the U.S Soccer Foundation, The Trust for Public Land and the Rails-to-Trails Conservancy.
- Developing reuse fact sheets, videos, websites, reuse case studies and Return to Use Demonstration Project summaries to share opportunities and lessons associated with Superfund redevelopment.

All of these efforts have helped build expertise across Region 5, making it easier to consider future use of Superfund sites prior to cleanup and easier to identify opportunities for removing reuse barriers. These efforts also help other communities, state agencies, potentially responsible parties and developers better understand the potential uses for Superfund sites. This helps site stakeholders engage early in the cleanup process in efforts to transform Superfund sites into assets for communities. Most importantly, these efforts are providing returns for communities in the form of jobs, annual income and tax revenues.



Reuse planning at the Quincy Smelter site (Michigan)



Reuse framework for the Calumet Container site (Indiana)

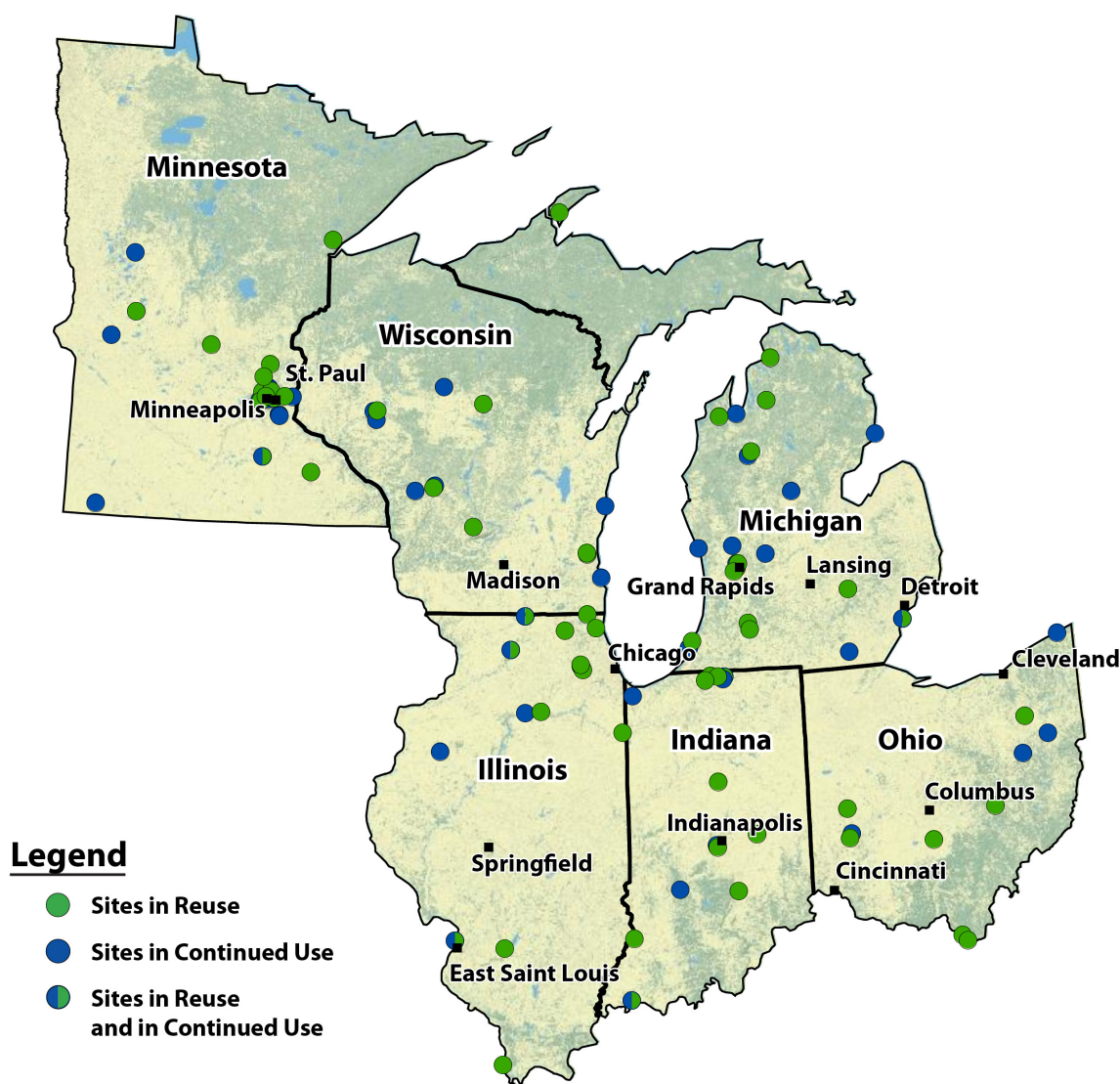


## Superfund Reuse in Region 5 : The Big Picture

EPA has placed 300 sites in Region 5 on the National Priorities List (NPL) since the Superfund program began in 1980, excluding federal facilities.<sup>1</sup> The Agency oversees investigation and cleanup at an additional 30 Superfund alternative sites in the region, and performs or oversees short-term cleanup actions as well. Whenever possible, EPA seeks to integrate reuse priorities into site cleanup plans. As of 2013, over 100 NPL, Superfund alternative and removal sites have either new uses in place or uses that have remained in place since before cleanup. Many of these sites have been redeveloped for commercial, industrial and public service purposes. Others have been redeveloped for residential, recreational, ecological or agricultural purposes. Businesses and other organizations also use all or parts of other sites for storage, vehicle parking or alternative energy projects. In addition, redevelopment of some Superfund sites in Region 5 have helped spark redevelopment of nearby old industrial land. The following sections take a closer look at the impacts of businesses operating on current and former Superfund sites and values and property taxes associated with Superfund sites that have been cleaned up and put back into use.



H.O.D. Landfill site  
(Illinois)



<sup>1</sup> This report does not include federal facilities Superfund sites.

# Positive Impacts of Superfund Site Reuse in Region 5

## Businesses and Jobs

EPA has collected economic data for over 200 businesses, government agencies and civic organizations operating on over 50 sites in reuse and continued use in Region 5. See the State Reuse Profiles (pp 9-14) for each Region 5 state's reuse details. Businesses and organizations located on these sites fall within a number of different sectors, including manufacturing; professional, scientific and technical services; wholesale trade; and retail trade.

Most of the businesses and organizations located on current and former Region 5 Superfund sites tend to be stand-alone or branch operations. A smaller number of sites serve as the headquarters for a range of different companies. The Joslyn Manufacturing & Supply Co. Superfund site, a former wood treating facility near Minneapolis, Minnesota, for instance, serves as the headquarters location for Caribou Coffee Company, Inc., one of nation's largest retail coffee distributors. The businesses and organizations differ considerably in size, with some employing only a few workers and others employing more than 100.

The businesses and organizations located on these sites employ about 8,000 people, contributing an estimated \$483 million in annual employment income with about \$1.6 billion in estimated annual sales. Employee income earned helps inject money into local economies. It also helps generate state revenue through personal state income taxes. In addition to helping local communities by providing employment opportunities, these businesses help local economies through direct purchases of local supplies and services. On-site businesses that produce retail sales and services also generate tax revenues through the collection of sales taxes, which support state and local governments. In addition, most businesses operating on sites in Region 5 generate tax revenues through payment of state corporate income or related taxes. More detailed information is presented in Table 1.



Joslyn Manufacturing & Supply Co. site (Minnesota)

**Region 5 Sites in Reuse and Continued Use: Business and Job Highlights**

Businesses Identified  
232

Estimated Annual Sales  
\$1.6 billion

Number of People Employed  
8,148

Total Annual Employee Income  
\$483 million

Table 1. Site and business information for Region 5 sites in reuse and continued use (2013)

	Number of Sites	Sites with Identified On-Site Businesses <sup>a</sup>	On-Site Businesses Identified <sup>b</sup>	Total Annual Sales <sup>c</sup>	Total Employees	Total Annual Employee Income
Sites in Reuse	55	25	183	\$1 billion	4,594	\$261 million
Sites in Continued Use	39	19	37	\$543 million	3,315	\$210 million
Sites in Continued Use and In Reuse	10	7	12	\$34 million	239	\$12 million
<b>Total</b>	<b>104</b>	<b>51</b>	<b>232</b>	<b>\$1.6 billion</b>	<b>8,148</b>	<b>\$483 million</b>

<sup>a</sup> Also includes other organizations such as government agencies, non-profit organizations and civic institutions.

<sup>b</sup> Business information is not available for all businesses on all Superfund sites in reuse or continued use.

<sup>c</sup> For information on the collection of businesses, jobs and sales data, see the "Sources" section of this report.



## Property Values and Property Tax Revenues

Properties cleaned up under the Superfund program and put back into use may increase in value. This increased value can boost property tax revenues which help pay for local government operations, public schools, transit systems and other public services. Redevelopment of a large part of the MacGillis & Gibbs / Bell Lumber & Pole Company Superfund site into a commercial, industrial and retail center resulted in a before-and-after property tax increase from \$66,000 to over \$1 million.

Identifying increases in property values and local property taxes following cleanup and reuse is challenging due to the availability of historical property values and the difference in timing of events at sites and frequency and timing of property value assessments by local agencies. Likewise, there are many factors that affect property values, including external economic and neighborhood factors not related to a site's contamination or Superfund site status. It is also difficult to isolate the effects of Superfund cleanup and reuse using current property values. However, these values give insight to the current value of Superfund properties and the potential loss in economic value if these properties were not cleaned up and available for reuse or continued use.

EPA has collected property value tax data for 47 Superfund sites in reuse in Region 5. These sites span 769 property parcels and 4,202 acres and have a total property value of \$281 million. A total of 35 sites have both land and improvement property value details; these site properties have a total land value of \$72 million and total improvement value of \$151 million. A total of 39 sites have property tax details.<sup>2</sup> The site properties generate a combined \$8 million in local property taxes.<sup>3</sup>

Table 2. Property value and tax information for sites in reuse in Region 5<sup>a</sup>

Total Land Value (35 sites) <sup>b</sup>	Total Improvement Value (35 sites)	Total Property Value (47 sites)	Total Annual Property Taxes (39 sites)
\$72 million	\$151 million	\$281 million	\$8 million

<sup>a</sup> Results are based on an EPA SRI effort undertaken in 2013 to calculate the on-site property value and property taxes for a subset of Superfund sites. The property value and tax amounts reflect the latest property value year and tax data year available within county assessor data sets, which varied from 2011 to 2013. For additional information, see the "Sources" section of this report.

<sup>b</sup> Detailed (land and improvement) property value data as well as tax data was not available for every site.



PMC Groundwater site (Michigan)

### Region 5 Sites in Reuse: Property Value and Tax Highlights

#### Total Property Value

\$281 million

#### Total Annual Property Taxes

\$8 million

<sup>2</sup> Property values consist of land value and the value of any improvements (buildings and infrastructure) placed on a property. When sites are reused, some or all of these improvements may be new or previously existing on the site. In some cases, the breakdown showing both the land value and improvement value is not always available; instead, only the total property value may be available.

<sup>3</sup> Property tax data was not available for eight of the 47 Superfund sites that had property value data.

## Reuse in Action

### *The Point Industrial Park*

The 610-acre South Point Plant site is located in the Village of South Point in southern Ohio. From the 1940s until the late 1990s, manufacturing facilities at the site produced explosives, industrial chemicals and fuels. EPA placed the site on the NPL in 1984. After assessing several economic development opportunities, the Lawrence Economic Development Corporation (LEDC) identified the site as the leading candidate for an industrial park that would be centrally located on the Ohio River near transportation networks and infrastructure. EPA supported redevelopment of this site by awarding an SRI Pilot Program grant to LEDC in 2001 that was used to evaluate how cleanup could support site reuse. In 2004, EPA issued the site a Ready for Reuse determination. Today, the site is a premier industrial park and home to 13 mostly logistics and industrial facilities that together employ over 400 workers and contribute an estimated \$15.9 million in annual employment income. Most recently, a steel manufacturing facility operated by international company Orica opened for business on the site employing over 100 workers. On-site properties contribute a combined \$136,000 in annual property taxes. The combined assessed value of the parcels in 2011 (the most recent year valued) was \$10.8 million. For more information see: EPA SRI's ["Where You Live."](#)



*"The LEDC and the Village of South Point requested our assistance to address potential stigma or public safety concerns that prospective businesses might have regarding the site....and we have worked with them to develop several tools that have supported the site's reuse while also ensuring that the community's health is protected."*

**-EPA Region 5 Superfund Redevelopment Initiative Coordinator, Tom Bloom**

### *New Commercial and Public Service Office Space on Historic Paper Mill Property*



The Plainwell Paper Mill is part of the regional Allied Paper Inc. / Portage Creek / Kalamazoo River Superfund site in southwestern Michigan. EPA placed the site on the NPL in 1990. Wastewater from paper mill operations, including operations at the 36-acre Plainwell Paper Mill property and the subsequent dismantling of dams on the Kalamazoo River, resulted in the contamination of area soil and river sediments. For many years, the City of Plainwell has been the champion for the cleanup and redevelopment of the mill property, recognizing the community-wide benefits and potential opportunities offered by the property's location, size and history. Historic mill buildings could be adaptively reused for office space next to downtown. By turning the mill property into a productive asset once again, the City of Plainwell hoped to create new interest in the city's downtown, support local jobs and economic development, and increase area property values and tax revenues. The city kicked off the project with a community-based reuse planning process sponsored by EPA in 2004. The city then worked closely with EPA and a site potentially responsible party to address liability concerns and funding for future cleanup and investigations at the property. Redevelopment work began in 2010 when the City of Plainwell and Conestoga-Rovers & Associates (CRA) entered into an agreement for the redevelopment of the 36-acre former paper mill. CRA relocated its U.S. construction headquarters to the site in 2012, moving 50 jobs to the city. These jobs generate an estimated \$2.3 million in annual employment income. The City of Plainwell completed a \$1.7 million renovation of the former de-watering building for the purpose of housing its Public Safety Department. City jobs on the property generate an additional \$2.4 million in annual employment income. CRA and city officials remain focused on filling the property with various residential and commercial facilities. For more information see: EPA SRI's ["Where You Live."](#)



## New Brighton Corporate Park III

The 68-acre MacGillis & Gibbs Co. / Bell Lumber & Pole Co. site consists of two adjoining properties in New Brighton, Minnesota. Wood preserving facilities operated on both properties through most of the 20th century. EPA added the site to the NPL in 1984. By 2001, the majority of cleanup operations were complete. Since the mid-1980s, the city has been laying the groundwork necessary to redevelop the 25-acre MacGillis & Gibbs property. This effort is part of the city's plan to revitalize a historic road that was once a main route through Minneapolis and St. Paul. In 1997, the City of New Brighton, along with state and federal agencies, successfully negotiated a Prospective Purchaser Agreement to resolve the city's liability concerns about obtaining the property. The site's successful cleanup resulted in the development of the 32-acre New Brighton Corporate Park III, a development that includes manufacturing and distribution businesses, as well as commercial and retail office space, and a post office. The 12 on-site businesses employ over 460 people and contribute an estimated \$33 million in annual employment income. On-site properties contribute a combined \$1.4 million in property taxes annually. The combined assessed value of the parcels in 2012 (the most recent year valued) was \$33 million.<sup>4</sup> For more information see: EPA SRI's ["Where You Live."](#)



*"It was clear that the city had put a lot of thought into their plans, and had looked not only at redevelopment, but at how cleanup and redevelopment could work together at the property. We [EPA] see it as part of our mission to enable communities like New Brighton to be able to safely return contaminated properties to beneficial use."*

**-EPA Region 5 Project Manager,  
Darryl Owens**

## Waterfront Redevelopment



The PMC Groundwater site is located in a former industrial area on the shores of Lake Michigan's Little Traverse Bay in Petoskey, Michigan. The Petoskey Manufacturing Company (PMC) operated a die casting plant at the site and improperly disposed of wastes from the casting process. Improper disposal practices resulted in contamination of area ground water, soil and the town's municipal well. EPA placed the site on the NPL in 1983. EPA's cleanup plan for contaminated soil included excavation and disposal of soil as well as the installation of a soil vapor extraction system. In 1995, EPA used Superfund funding to properly abandon the contaminated municipal well and construct a new municipal well outside of the contaminated area. In 2009, the City of Petoskey removed the abandoned well completely. EPA and the Michigan Department of Environmental Quality (MDEQ) approved deed restrictions that limit the future use of the ground water and ensure the land owners take appropriate responsibility for future development of the property. EPA, MDEQ, the City of

Petoskey and local developers collaborated on the cleanup and redevelopment of the site and surrounding waterfront area. This collaboration and persistence, combined with the city's visionary planning efforts and creative financing strategies, transformed the formerly-contaminated industrial zone into a mixed use residential, commercial and recreational waterfront. The site now supports condominiums, an improved road, parking and lakefront bicycle path infrastructure. The number of visitors that come to enjoy Petoskey's lakefront scenery and recreational amenities has significantly increased in recent years. In addition, the taxable value of the site has multiplied 15 times since the PMC facility operated in the 1960s. The combined assessed value of the parcels in 2012 (the most recent year valued) was \$5.2 million. For more information see: EPA SRI's ["Where You Live."](#)

<sup>4</sup> These figures include the job and property tax information for Bell Lumber & Pole Co., an on-site business operating adjacent to the corporate park.

# Illinois

EPA partners with the Illinois Environmental Protection Agency to oversee the investigation and cleanup of Superfund sites in Illinois. As of 2013, Illinois has 16 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. EPA has collected economic data for five businesses and organizations operating on four sites in reuse and continued use in Illinois. The businesses and organizations employ over 200 people, contribute an estimated \$17.7 million in annual employment income and have about \$29 million in estimated annual sales.

**Table 3. Detailed site and business information for Superfund sites in reuse and continued use in Illinois (2013)**

	Number of Sites	On-Site Businesses Identified	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	9	1	\$1 million	12	\$0.4 million
In Continued Use	4	1	-	123	\$12.3 million
In Continued Use and In Reuse	3	3	\$28 million	88	\$5 million
<b>Total</b>	<b>16</b>	<b>5</b>	<b>\$29 million</b>	<b>223</b>	<b>\$17.7 million</b>

Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.

## Property Values and Property Tax Revenues

EPA has collected property value data for eight Superfund sites in reuse in Illinois. These sites span 25 property parcels and 516 acres and have a total property value of \$235,000. A total of seven sites have property value details. Together, the site properties have a total land value of \$133,000 and total improvement value of \$90,000. A total of eight sites have property tax details. The site properties generate a combined \$13,000 in local property taxes.

**Table 4. Property value and tax information for sites in reuse in Illinois**

Total Land Value (7 sites)	Total Improvement Value (7 sites)	Total Property Value (8 sites)	Total Annual Property Taxes (8 sites)
\$133,000	\$90,000	\$235,000	\$13,000

### Did you know?

Paperchine, a company that specializes in paper industry machinery manufacturing, maintains its headquarters on the Beloit Corp. site in northern Illinois.





# Indiana

EPA partners with the Indiana Department of Environmental Management to oversee the investigation and cleanup of Superfund sites in Indiana. As of 2013, Indiana has 14 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. EPA has collected economic data for 17 businesses and organizations operating on six sites in reuse and continued use in Indiana. The businesses and organizations employ about 570 people, contribute an estimated \$24 million in annual employment income and have about \$4 million in estimated annual sales.

**Table 5. Detailed site and business information for Superfund sites in reuse and continued use in Indiana (2013)**

	Number of Sites	On-Site Businesses Identified	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	8	14	\$3 million	307	\$9 million
In Continued Use	4	1	-	250	\$14 million
In Continued Use and In Reuse	2	2	\$1 million	12	\$1 million
<b>Total</b>	<b>14</b>	<b>17</b>	<b>\$4 million</b>	<b>569</b>	<b>\$24 million</b>

Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.

## *Property Values and Property Tax Revenues*

EPA has collected property value data for eight Superfund sites in reuse in Indiana. These sites span 110 property parcels and 313 acres and have a total property value of \$26 million. All eight sites have property value details. Together, the site properties have a total land value of \$7 million and total improvement value of \$19 million. A total of five sites have property tax details. The site properties generate a combined \$434,000 in local property taxes.

**Table 6. Property value and tax information for sites in reuse in Indiana**

Total Land Value (8 sites)	Total Improvement Value (8 sites)	Total Property Value (8 sites)	Total Annual Property Taxes (5 sites)
\$7 million	\$19 million	\$26 million	\$434,000

### *Did you know?*

Crossroads Greenhouses, located on the Southside Sanitary Landfill site in Indianapolis, Indiana, is one of the largest methane-powered greenhouses in the United States. The greenhouse has pulled more than 2.2 million cubic feet of methane gas each day from the site since 1998. The business employs eight workers and contributes an estimated \$220,000 in annual employment income.



# Michigan

EPA partners with the MDEQ to oversee the investigation and cleanup of Superfund sites in Michigan. As of 2013, Michigan has 23 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. EPA has collected economic data for 26 businesses and organizations operating on 11 sites in reuse and continued use in Michigan. The businesses and organizations employ about 560 people, contribute an estimated \$40 million in annual employment income and have about \$49 million in estimated annual sales.

**Table 7. Detailed site and business information for Superfund sites in reuse and continued use in Michigan (2013)**

	Number of Sites	On-Site Businesses Identified	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	12	21	\$4 million	230	\$12 million
In Continued Use	10	5	\$45 million	327	\$28 million
In Continued Use and In Reuse	1	-	-	-	-
<b>Total</b>	<b>23</b>	<b>26</b>	<b>\$49 million</b>	<b>557</b>	<b>\$40 million</b>

Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.

## *Property Values and Property Tax Revenues*

EPA has collected property value data for six Superfund sites in reuse in Michigan. These sites span 91 property parcels and 202 acres and have a total property value of \$9 million. None of the sites have property value details. A total of two sites have property tax details. The site properties generate a combined \$16,000 in local property taxes.

**Table 8. Property value and tax information for sites in reuse in Michigan**

Total Land Value (0 sites)	Total Improvement Value (0 sites)	Total Property Value (6 sites)	Total Annual Property Taxes (2 sites)
-	-	\$9 million	\$16,000

### *Did you know?*

The Kaydon Corporation, a ball and roller bearing manufacturing facility, located on the Kaydon Corp. site in Norton Shores, Michigan, employs 160 workers and contributes an estimated \$14 million in annual employment income.





# Minnesota

EPA partners with the Minnesota Pollution Control Agency to oversee the investigation and cleanup of Superfund sites in Minnesota. As of 2013, Minnesota has 27 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. EPA has collected economic data for 142 businesses and organizations operating on 18 sites in reuse and continued use in Minnesota. The businesses and organizations employ about 5,000 people, contribute an estimated \$307 million in annual employment income and have about \$780 million in estimated annual sales.

**Table 9. Detailed site and business information for Superfund sites in reuse and continued use in Minnesota (2013)**

	Number of Sites	On-Site Businesses Identified	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	13	114	\$485 million	3,117	\$190 million
In Continued Use	10	21	\$292 million	1,802	\$110 million
In Continued Use and In Reuse	4	7	\$6 million	139	\$7 million
<b>Total</b>	<b>27</b>	<b>142</b>	<b>\$783 million</b>	<b>5,058</b>	<b>\$307 million</b>

Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.

## Property Values and Property Tax Revenues

EPA has collected property value data for 16 Superfund sites in reuse in Minnesota. These sites span 329 property parcels and 1,730 acres and have a total property value of \$194 million. A total of 11 sites have property value details. Together, the site properties have a total land value of \$52 million and total improvement value of \$92 million. A total of 15 sites have property tax details. The site properties generate a combined \$7 million in local property taxes.

**Table 10. Property value and tax information for sites in reuse in Minnesota**

Total Land Value (11 sites)	Total Improvement Value (11 sites)	Total Property Value (16 sites)	Total Annual Property Taxes (15 sites)
\$52 million	\$92 million	\$194 million	\$7 million

### *Did you know?*

The NL Industries/Taracorp/Golden Auto Superfund site located in St. Louis Park, Minnesota, is now home to the Highway 7 Business Center, which consists of an industrial/ commercial office/ warehouse building with associated parking, drive and green space areas.



# Ohio

EPA partners with the Ohio Environmental Protection Agency to oversee the investigation and cleanup of Superfund sites in Ohio. As of 2013, Ohio has 11 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. EPA has collected economic data for 34 businesses and organizations operating on seven sites in reuse and continued use in Ohio. The businesses and organizations employ about 1,300 people, contribute an estimated \$76 million in annual employment income and have about \$129 million in estimated annual sales.

**Table 11. Detailed site and business information for Superfund sites in reuse and continued use in Ohio (2013)**

	Number of Sites	On-Site Businesses Identified	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	7	32	\$49 million	928	\$50 million
In Continued Use	4	2	\$80 million	384	\$26 million
In Continued Use and In Reuse	0	-	-	-	-
<b>Total</b>	<b>11</b>	<b>34</b>	<b>\$129 million</b>	<b>1,312</b>	<b>\$76 million</b>

Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.

## *Property Values and Property Tax Revenues*

EPA has collected property value data for six Superfund sites in reuse in Ohio. These sites span 208 property parcels and 1,284 acres and have a total property value of \$50 million. All six sites have property value and tax details. Together, the site properties have a total land value of \$12 million and total improvement value of \$38 million. The site properties generate a combined \$368,000 in local property taxes.

**Table 12. Property value and tax information for sites in reuse in Ohio**

Total Land Value (6 sites)	Total Improvement Value (6 sites)	Total Property Value (6 sites)	Total Annual Property Taxes (6 sites)
\$12 million	\$38 million	\$50 million	\$368,000

## *Did you know?*

Engines Inc., a machining and fabrication business, operates on the South Point Plant site at The Point industrial park in southern Ohio. The firm started with one building at the site, but has expanded into three buildings. Engines Inc. employs 65 people, contributes an estimated \$4.1 million in employment income and has approximately \$7 million in estimated annual sales.





# Wisconsin

EPA partners with the Wisconsin Department of Natural Resources to oversee the investigation and cleanup of Superfund sites in Wisconsin. As of 2013, Wisconsin has 13 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. EPA has collected economic data for eight businesses and organizations operating on five sites in reuse and continued use in Wisconsin. The businesses and organizations employ about 430 people, contribute an estimated \$19 million in annual income and have about \$600 million in estimated annual sales.

**Table 13. Detailed site and business information for Superfund sites in reuse and continued use in Wisconsin (2013)**

	Number of Sites	On-Site Businesses Identified	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	6	1	\$472 million	-	-
In Continued Use	7	7	\$126 million	429	\$19 million
In Continued Use and In Reuse	0	0	-	-	-
<b>Total</b>	<b>13</b>	<b>8</b>	<b>\$598 million</b>	<b>429</b>	<b>\$19 million</b>

Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.

## *Property Values and Property Tax Revenues*

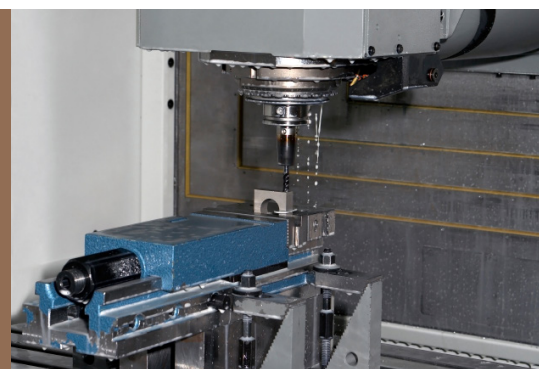
EPA has collected property value data for three Superfund sites in reuse in Wisconsin. These sites span six property parcels and 156 acres and have a total property value of \$2 million. All three sites have property value and tax details. Together, the site properties have a total land value of \$517,000 and total improvement value of \$1.5 million. The site properties generate a combined \$39,000 in local property taxes.

**Table 14. Property value and tax information for sites in reuse in Wisconsin**

Total Land Value (3 sites)	Total Improvement Value (3 sites)	Total Property Value (3 sites)	Total Annual Property Taxes (3 sites)
\$517,000	\$1.5 million	\$2 million	\$39,000

### *Did you know?*

Northern Engraving Corporation manufactures metal nameplates, dials and decorative trim for the automotive industry on the Northern Engraving Co. Superfund site in Sparta, Wisconsin. The facility employs 300 people, contributes an estimated \$13.3 million in employment income and has approximately \$89 million in estimated annual sales.



## Reuse on the Horizon in Region 5

### *Transforming a Former Copper Smelter into a Regional Tourist Destination*

The Quincy Smelter site is part of the Quincy Mining Company National Historic Landmark District within the boundary of Keweenaw National Historical Park (NHP) in Michigan's Upper Peninsula. The site has the potential to be a unique and significant regional destination – providing jobs, community pride, recreational opportunities and a catalyst for heritage tourism in Michigan's Upper Peninsula. The site includes the copper smelting complex of the Quincy Mining Company – the most complete example of an early 20th century copper smelter in the world. When the Keweenaw NHP was established in 1992, Congress recognized the Quincy Smelting Works as a key part of the Michigan Keweenaw Peninsula copper mining story.

The site is also part of the Torch Lake Superfund site due to stamp sands deposited on site during copper mining industry operations. EPA Region 5 completed site cleanup in September 2011 and has simultaneously sponsored a multi-year reuse planning process to facilitate the site's restoration and reuse. Since 2008, the reuse planning process developed a foundation of interagency collaboration, held a community open house and working session, defined a community vision for the site and formed the Quincy Smelter Steering Committee. This process has resulted in broad stakeholder and interagency momentum around the vision of Quincy Smelter as a cultural heritage destination and the gateway to Isle Royale National Park.

On October 15, 2013, EPA removed the Quincy Smelter from the NPL. Through cooperative planning, fundraising, education and support, the community plans to return this facility to beneficial use in a way that both enhances the community's quality of life and communicates the story of its copper mining heritage for future generations. For more information see: EPA SRI's ["Where You Live."](#)







## Conclusion

EPA works closely at Superfund sites across Region 5 to make sure that sites can be safely used following cleanup. EPA also works with businesses and organizations operating on Superfund sites prior to and during Superfund investigations and cleanup to enable these businesses to continue operating through the cleanup process. The businesses and organizations operating on these sites provide substantial jobs and income for communities. They help generate local and state taxes. Cleanup and redevelopment of these sites also helps stabilize or boost property values. As of 2013, Region 5 has over 100 NPL, Superfund alternative and removal sites that have either new uses in place or uses that have remained in place since before cleanup. Numerous additional Superfund sites have planned uses in Region 5, including at least one site in each of the six Region 5 states. EPA is committed to working with all the stakeholders as a partner in this process.

Efforts to enable Superfund sites to be reused following cleanup are not easy. They require considerable coordination between EPA, state agencies, potentially responsible parties, site owners, developers and nearby residents and business owners. Such efforts may involve the use of EPA tools, such as reuse assessments or plans, Ready for Reuse Determinations, comfort letters or partial deletions of sites from the NPL. Superfund reuse may require added efforts by developers to overcome related concerns about developing on Superfund sites. The end-product, however, can be well-worth the upfront uncertainty of redeveloping a Superfund site. In Region 5, Superfund sites have been transformed into large-scale commercial/industrial developments spanning numerous properties, mid-sized developments that house company headquarters, and small business operations nestled into existing commercial or industrial parks. Ultimately, the shape and success of the final development depends heavily upon the willingness of communities and developers to turn their vision into a reality. EPA is committed to working with these stakeholders, using both “tried-and-tested” tools as well as new and innovative approaches, to transform these sites into long-lasting assets for Midwestern communities.

### EPA Resources for Superfund Site Reuse

*EPA Region 5 Superfund Redevelopment Website* – tools, resources and more information about Superfund site reuse in Region 5.

[www.epa.gov/R5Super/redevelop/index.html](http://www.epa.gov/R5Super/redevelop/index.html)

*SRI Website* – tools, resources and more information about Superfund site reuse.

[www.epa.gov/superfund/programs/recycle/index.html](http://www.epa.gov/superfund/programs/recycle/index.html)

*Office of Site Remediation Enforcement Website* – tools that address landowner liability concerns such as Comfort/Status Letters and Bona Fide Prospective Purchaser (BFPP) Status.

[cfpub.epa.gov/compliance/resources/policies/cleanup/superfund/](http://cfpub.epa.gov/compliance/resources/policies/cleanup/superfund/)

## Sources

### Business, Job and Sales Information

The Hoovers/Dun & Bradstreet (D&B) database provided information on the number of employees and sales volume for on-site businesses. Hoovers/D&B provides information on businesses and corporations. It maintains a database of over 179 million companies using a variety of sources, including public records, trade references, telecommunication providers, newspapers and publications, and telephone interviews. In instances where employment and sales volume for on-site businesses could not be identified, information was sought from the Manta database.

The BLS Quarterly Census of Employment and Wages database provided average weekly wage data for each of the businesses. Average weekly wage data were identified by matching the North American Industry Classification System (NAICS) codes corresponding with each type of business with weekly wage data for corresponding businesses. If not available at the county level, wage data were sought by state or national level, respectively. In cases where wage data were not available for the six-digit NAICS code, higher level (less detailed) NAICS codes were used to obtain the wage data. To determine the annual wages (mean annual) earned from jobs generated by each of the businesses identified, the average weekly wage figure was multiplied by the number of weeks in a year (52) and by the number of jobs (employees) for each of the businesses.

Business and employment data was collected in 2013. Annual employment income is based on job data estimated in 2013 using BLS average weekly wage data for those jobs from 2012 (the latest available data).

### Property Value and Tax Information

Property value and property tax results are based on an EPA SRI effort undertaken in 2013 to calculate the on-site property value and property taxes for a subset of Superfund sites by comparing available site boundary information with available parcel boundary information and gathering information for selected parcels from county assessor data sets. The property value and tax amounts reflect the latest property value year and tax data year available within county assessor data sets, which varied from 2011 to 2013.

### Reuse in Action

Write-ups of sites in reuse or continued use included in this study are based upon available EPA resources, including SRI reuse snapshots, SRI Return to Use Demonstration Project fact sheets, in-depth case studies or local impact case studies. Business and property value data included in these write-ups reflect the latest data available. Links to EPA's SRI reuse snapshots as well as the case studies used to inform this report are included below.

#### *SRI Reuse Snapshots*

[www.epa.gov/superfund/programs/recycle/live/index.html](http://www.epa.gov/superfund/programs/recycle/live/index.html)

#### *SRI Return to Use Demonstration Project Fact Sheets*

2013. Plainwell Paper. Allied Paper Inc. / Portage Creek / Kalamazoo River.

[www.epa.gov/superfund/programs/recycle/activities/rtudemos.html](http://www.epa.gov/superfund/programs/recycle/activities/rtudemos.html)

#### *SRI Case Studies*

MacGillis & Gibbs / Bell Lumber & Pole Company. 2010. Cleanup and Mixed-Use Revitalization in the Twin Cities: The MacGillis & Gibbs Superfund Site Property and New Brighton, Minnesota.

[www.epa.gov/superfund/programs/recycle/tools/casestudies.html](http://www.epa.gov/superfund/programs/recycle/tools/casestudies.html)

PMC Groundwater. 2010. Superfund Site Reuse Success Story.

<http://www.epa.gov/superfund/programs/recycle/pdf/pmc-success.pdf>

South Point Plant. 2010. Cleanup and Industrial Revitalization in the Tri-State Region: The South Point Plant Superfund Site and Lawrence County, Ohio.

[www.epa.gov/superfund/programs/recycle/tools/casestudies.html](http://www.epa.gov/superfund/programs/recycle/tools/casestudies.html)

South Point Plant. SRI Reuse Impacts Case Study. [www.epa.gov/superfund/programs/recycle/impacts.html#local](http://www.epa.gov/superfund/programs/recycle/impacts.html#local)





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